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**S-4302**  
**VISTA POINT MINOR SUBDIVISION**  
**Minor-Sketch Plan**

**STAFF REPORT**  
**May 10, 2012**

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**REQUEST MADE, PROPOSED USE, LOCATION:**

Petitioner, Vista Point LLC (represented by attorney Joe Bumbleburg and TBIRD Design Services) is seeking primary approval for a 4-lot subdivision on 28.02 acres, located on the southwest side of SR 38, about 1/8 mile southeast from the Haggerty Lane intersection, in Lafayette, Wea 2(NE)22-4.

**AREA ZONING PATTERNS:**

The site is mostly zoned R3 with 6.5 acres along the east side being zoned GB (proposed Lots 1, 2 & 3). To the west, east and northeast is more GB. To the northwest is R1 zoning. Bordering on the south is Flood Plain (FP) zoning associated with a large regional detention storage pond located north of Elliott Ditch.

**AREA LAND USE PATTERNS:**

The R3 area of the site is occupied by Vista Point Estates, a manufactured home community. The GB zoned area has been used for the manufactured home sales (model displays) and site maintenance. Proposed Lot 1 has had a model home that crosses over the subdivision boundary (shown on the sketch plant and aerial) that has been removed. To the northwest is the Point East mobile home park recently purchased by Ivy Tech Community College. Located due west is the Lafayette Ivy Tech main campus. The regional detention pond borders the entire south boundary.

**TRAFFIC AND TRANSPORTATION:**

The *Thoroughfare Plan* classifies SR 38 as an urban primary arterial. Adequate right-of-way is already in place. Except for the existing entrance, staff recommends that the standard "No Vehicular Access" restriction be platted along the adjoining SR 38 right-of-way line. The internal Vista Point street system is private.

**ENVIRONMENTAL AND UTILITY CONSIDERATIONS:**

The entire site (including all proposed lots) is served by existing public (Lafayette) sanitary sewer and water mains. Easements for these public utilities have been shown on the sketch plan and will be included on the final plat. The on-site storm sewer system is privately maintained.

**CONFORMANCE WITH UZO REQUIREMENTS:**

All required building setbacks have been shown. The 20-ft. wide Type C bufferyards have been shown on the GB lots where they adjoin the R3 zoned Lot 4.

**STAFF RECOMMENDATION:**

Conditional primary approval, contingent on the following:

A. Conditions

**FINAL PLAT** – The following items shall be part of the Secondary Application and Final Plat approval:

1. Except for the approved entrance, a "No Vehicular Access" statement shall be platted along the SR 38 right-of-way line.
2. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
3. All required building setbacks shall be platted.
4. The Regulatory Flood Elevation and Boundary for the Elliott Ditch Flood Plain shall be shown.
5. The Drainage Board or the County Surveyor shall approve any required drainage plans in compliance with Tippecanoe County Ordinance #2011-27-CM.
6. The street addresses and County Auditor's Key Number shall be shown.

**SUBDIVISION COVENANTS** – The following items shall be part of the subdivision covenants:

7. The "No Vehicular Access" restriction shall be made enforceable by the Area Plan Commission and irrevocable by the lot owners.